

CLAIR E. COX, III, ET UX

GRANTOR(S)

TO

WARRANTY DEED

TIMOTHY B. MORGAN, ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, CLAIR E. COX, III and SUZANNE COX, do hereby sell, convey and warrant unto TIMOTHY B. MORGAN and wife, JENNIFER D. MORGAN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 15, Oak Grove Manor Subdivision, Phase 2, situated in Section 15, Township 3, Range 8, DeSoto County, Mississippi, and recorded in Plat Book 76, at Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.


Property address known as: 2558 Oakshire Cove, Hernando, MS 38632
Tax parcel no.: 3085-1501.0-00015.00

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2009 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

WITNESS MY SIGNATURE this the 21st day of September, 2009.


CLAIR E. COX, III, GRANTOR


SUZANNE COX, GRANTOR

GRANTOR(S) ADDRESS: 571 Bradley Dr., Hernando, MS 38632
HOME PHONE: N/A

WORK PHONE: 901-268-4641

GRANTEE(S) ADDRESS: 2558 Oakshire Cove, Hernando, MS 38632
HOME PHONE: N/A

WORK PHONE: 901-412-2237

Prepared by and return to:

George B. Ready

P.O. Box 127

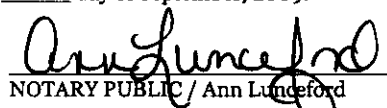
Hernando, MS 38632 (662) 429-7088

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named CLAIR E. COX, III and SUZANNE COX, who acknowledged that he/she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her free and voluntary act and deed after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office this the 21st day of September, 2009.




NOTARY PUBLIC / Ann Luncford

MY COMMISSION EXPIRES: 9/14/11

(Seal)